



Lane End, Crowmarsh Gifford OX10 8DG





## Lane End, Crowmarsh Gifford

A superb family home tucked away in a private position and featuring a fabulous plot that extends to  $\frac{1}{4}$  of an acre featuring a secluded garden, driveway and a detached double garage.

The comfortable accommodation includes four double bedrooms and three bathrooms including 2 suites arranged off a spacious landing, the ground floor comprises a double aspect living room, dining room and study as well as a kitchen/breakfast room with adjacent utility room. The house has an array of photovoltaic cells, the electric is either used by the house, heats the water or is sold to the grid.

This great location in this sought after village is less than a mile from the centre of Wallingford and ideally placed for the A4074 and access to both Reading and Oxford.



## Tenure - Freehold

### Accommodation

Entrance Hall: Wood flooring, 2 radiators, window, stairs to landing with cupboard under.

Cloakroom: White 2-piece suite, wood flooring, radiator, window.

Sitting Room: A delightful double aspect room with a window to the front and French doors to the garden, modern marble fireplace with a coal effect gas fire, wood flooring, 2 radiators.

Dining Room: French doors to the garden, wood flooring, radiator.

Study: Window, wood flooring, radiator.

Kitchen/Breakfast Room: Windows to the rear and side, range of storage units with worktops and sink unit, electric hob, extractor hood, double electric oven, fridge and dishwasher. Window to the front, tiled floor, radiator, down lighters.







Utility Room: Stainless steel sink, worktops, cupboards, spaces for washing machine, tumble drier and freezer, tiled flooring, radiator.

Stairs to Landing: A spacious galleried area with windows to the front and side, 2 radiators.

Bedroom 1: Front aspect, wood style floor, radiator, range of mirror fronted wardrobes.

Ensuite Bathroom: White 5-piece suite with bath, tiled shower cubicle and bidet, part tiled walls, window and radiator.

Bedroom 2: Double aspect with windows to the rear and side, radiator, range of wardrobes, wood floor.

Ensuite Shower Room: 3-piece suite, radiator, window.

Bedroom 3: Window to the rear, radiator, wood style flooring, full width wardrobes.

Bedroom 4: Wood style flooring, radiator, loft hatch. Airing cupboard housing hot water tank, gas boiler and photovoltaic controls.

Bathroom: White 3-piece suite, part tiled walls, window, radiator.

Outside

To the Front: Gravel drive with retaining wall flanked by areas of lawn with flower and shrub borders. Array of photovoltaic cells providing electricity with surplus going to the grid.

Double Garage: Twin up and over doors with lighting and power, door to side, window to the rear, loft space.

Rear Garden: Lawned areas to the side and rear of the house, paved path and terrace around the house, mature shrubs and flower borders, gates on both sides, ornamental pond.

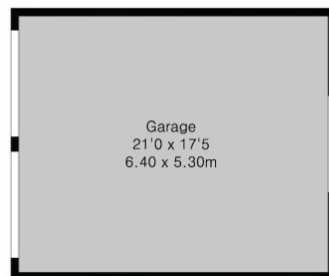


#### Directions:

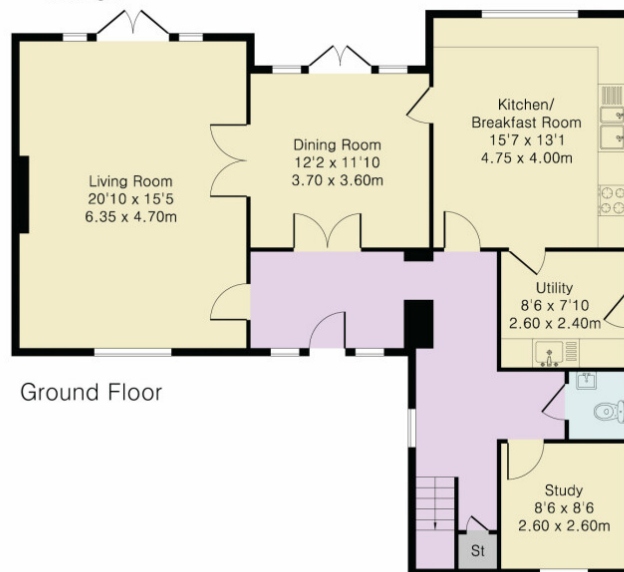
Turn right from our offices into St Martins St. and at the traffic lights by Waitrose turn right into the High Street. Continue over the Thames into Crowmarsh Gifford, across the mini roundabout and past the entrance to Home Farm, follow the road almost to the end the last turning on the left is Lane End.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



Garage



Ground Floor

#### Approximate Gross Internal Area 2465 sq ft - 229 sq m

Ground Floor Area 1065 sq ft – 99 sq m

First Floor Area 1035 sq ft – 96 sq m

Garage Area 365 sq ft – 34 sq m



First Floor